

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, December 13, 2023 at 6:00 P.M.**, or as soon thereafter as the Board's consideration of the administrative agenda permits, in the Board Room of the Hanover County Government Building at Hanover Courthouse, Hanover, Virginia, as the day, date, time, and place for a public hearing to consider the following cases, at which public comments will be accepted:

REZ2023-00034, C. LESTER JONES, JR. AND DEBORAH M. JONES REVOCABLE TRUST

Request to rezone from M-2, Light Industrial District, and A-1, Agricultural District, to A-1, Agricultural District, on GPINs 7817-12-8058 and 7817-22-3632, consisting of approximately 16.64 acres, and located on a private drive, which is located on a private driveway located 650 feet west of its intersection with Tyler Station Road (State Route 658) approximately 0.5 miles south of its intersection with Tyler Station Meadows Lane (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2023-00019, ROSE STUBBS FLEMING, ET AL.

Request to rezone from B-3, General Business District, and R-1, Single-Family Residential District, to B-2(c), Community Business District with conditions, on GPINs 8705-84-2275, 8705-84-6144, 8705-84-9046, 8705-84-3039, 8705-83-4904, and 8705-84-4273, consisting of approximately 7.83 acres, and located on the southeast quadrant of the intersection of Meadowbridge Road (State Route 627) and Shady Grove Road (State Route 640). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. The proposed zoning amendment would permit the development of a self-storage warehouse and two office structures. (PUBLIC HEARING) **Magisterial District: Chickahominy**

CUP2023-00007, MILE BRANCH INVESTMENTS, L.L.C.

Requests a Conditional Use Permit in accordance with Section 26-120.13 of the Hanover County Zoning Ordinance to permit a self-storage warehouse facility on GPIN 8705-84-9046 and parts of GPINs 8705-84-2275, 8705-84-6144, 8705-84-3039, 8705-83-4904, and 8705-84-4273, consisting of approximately 6.03 acres, zoned R-1, Single Family Residential District and B-3, General Business District (concurrent rezoning request for B-2(c), Community Business District with conditions), and located on the east line of Shady Grove Road (State Route 640) approximately 350 feet south of its intersection with Meadowbridge Road (State Route 627). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. (PUBLIC HEARING) **Magisterial District: Chickahominy**

CUP2022-00011, CHABERTON SOLAR LEATHERMAN, L.L.C.

Request a Conditional Use Permit in accordance with Section 26-20.38 of the Hanover County Zoning Ordinance to permit a principal small-scale solar energy facility on GPIN 8743-79-7331, consisting of approximately 40 acres, zoned A-1, Agricultural District, and located on the north line of Rockhill Road (State Route 619) approximately 950 feet west of its intersection with Swans Lane (State Route 1016). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

CUP2022-00020, SPRING RUN SOLAR, L.L.C.

Requests a Conditional Use Permit in accordance with Section 26-20.38 of the Hanover County Zoning Ordinance to permit a principal small-scale solar energy facility on GPIN 8756-17-5098, consisting of approximately 169.93 acres (CUP area limited to 59.35 acres), zoned A-1, Agricultural District, and located on the north line of Spring Run Road (State Route 628) at its intersection with Old Spring Garden Lane (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Henry**

REZ2023-00022, CHARLESTON RIDGE 2, L.L.C.

Requests to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions, on GPINs 7787-94-2650, 7797-05-1648, and 7787-94-6457, consisting of approximately 39.65 acres, and located on the west line of Atlee Station Road (State Route 637) approximately 400 feet south of its intersection with Kings Acres Road (State Route 835). The subject property is designated on the General Land Use Plan Map as Multi-Family Residential. The proposed zoning amendment would allow the development of 162 apartments. (PUBLIC HEARING) **Magisterial District: Chickahominy**

SE2023-00024, HANOVER COUNTY SCHOOL BOARD (COOL SPRING ELEMENTARY)

Requests a Special Exception in accordance with Section 26-334.2 of the Hanover County Zoning Ordinance to permit a modular classroom on GPIN 7796-88-8708, consisting of approximately 136.01 acres, zoned A-1, Agricultural District, and located on the east line of Atlee Station Road (State Route 637) at its intersection with Honey Meadows Road (State Route 2380). (PUBLIC HEARING) **Magisterial District: Ashland**

SE2023-00016, HANOVER MONTESSORI, L.L.C. (MONTESSORI KIDS UNIVERSE)

Requests a Special Exception in accordance with Section 26-111.8 of the Hanover County Zoning Ordinance to permit a child day care center on GPIN 7797-08-9059, consisting of approximately 1.62 acres, zoned B-1(PUD), Neighborhood Business District-Planned Unit Development, and located on the west line of Totopotomoy Trail (State Route 1265) approximately 350 feet south of its intersection with Sliding Hill Road (State Route 656). (PUBLIC HEARING) **Magisterial District: Ashland**

Important Information

Copies of the above cases are available in the Planning Department or can be requested via e-mail at planningreports@hanovercounty.gov

Please note zoning case information is time sensitive, therefore online documents may not reflect the latest changes.

For questions on case information, contact the Planning Department:

Monday - Friday, 8:30 a.m. – 5:00 p.m.

(804) 365-6171

Hanover County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics. However, the county makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Hanover County does not assume any liability associated with the use or misuse of this data.